



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: 2/7/2005

ARC REVIEW CODE: P502071

TO: Mayor Jim Hinkle
ATTN TO: Laura Paul, City Administrator
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: City of Grayson 5 Year Short Term Work Program
Review Type: Local Comprehensive Plan

Description: Five Year Short Term Work Program for City of Grayson. 2005-2010.

Submitting Local Government: City of Grayson

Action Under Consideration: Approval

Date Opened: 2/7/2005

Deadline for Comments: 2/21/2005

Earliest the Regional Review can be Completed: 4/8/2005

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
GWINNETT COUNTY
GWINNETT COUNTY SCHOOLS
CITY OF LILBURN

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF SNELLVILLE
CITY OF LOGANVILLE

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF LAWRENCEVILLE
CITY OF DACULA

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 2/21/2005, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html>.



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NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	City of Grayson	Date Received:	2/7/2005
Local Contact:	Laura Paul, City Administrator City of Grayson	Public Hearing Date and Time:	2/21/2005 8:30am
Phone:	770-963-8017	E-Mail:	Graysoncty@aol.com
Fax:	770-339-0687	Website:	
Street	Post Office Box 208	City State, Zip:	Grayson, Georgia 30017

Department of Community Affairs Review Required

Review Title:	City of Grayson 5 Year Short Term Work Program
Description:	Five Year Short Term Work Program for City of Grayson. 2005-2010. Document can be viewed on the ARC website at: http://www.atlantaregional.com/qualitygrowth/compplanreviews.html Click on the Regional Review Notice for the City of Grayson.

The submitted documents are available for review at the City and at ARC.

Reviewing Regional Development Center:

Atlanta Regional Commission
40 Courtland Street, NE Atlanta, GA. 30303
Phone 404.463.3302 FAX 404.463.3254

Contact Person:	Mike Alexander, Review Coordinator
E-Mail	malexander@atlantaregional.com

**CITY OF GRAYSON
RESOLUTION OF SUBMITTAL**


Whereas, the City of Grayson has completed a Five Year Short Term Work Program for the period 2005-2010.


Whereas, this Five Year Short Term Work Program was prepared in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public Hearing was held on January 17, 2005, at the City of Grayson in the Senior Center.

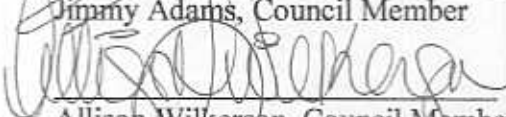
BE IT THEREFORE RESOLVED, that the City Council of Grayson does hereby submit the Five Year Short Term Work Program 2005-2010 to the Atlanta Regional Commission for Regional review, as per the requirements of the Georgia Planning Act of 1989.

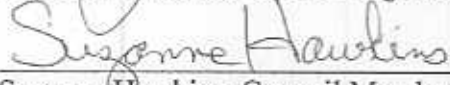
Adopted this 17th day of January 2005.

BY:


Jim Hinkle, Mayor

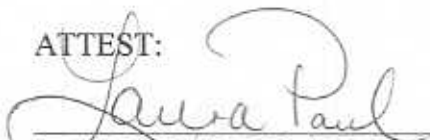

Jimmy Adams, Council Member


Allison Wilkerson, Council Member


Suzanne Hawkins, Council Member

Tammy Shumate, Council Member

ATTEST:


Laura Paul, City Administrator

[City Seal]

**City of Grayson 2000-2005 Short Term Work Program
Summary of Accomplishments**

October 10, 2004

I. Introduction

The City of Grayson will conclude its 2000-2005 Short Term Work Program as of December 31, 2005. During the past six months, the City has assessed the status of projects on the current Short Term Work Program and developed a project list to guide the City for the next three-year period.

The Short Term Work Program is included in the City's Comprehensive Plan. The program is incorporated as a tool for implementing the goals outlined within the Comprehensive Plan. Based upon data collected in the plan, the community's needs are analyzed and specific projects are developed. The finished product of the Short Term Work Program is essentially a list of projects that the City should focus its efforts for each year for a three-year period.

Citizen input is an important part of updating the Short Term Work Program. Public participation will promote a better understanding of the community, of the planning process and of the types of decisions City leaders must make. During public participation, citizens can voice their opinions about what they would like to be accomplished and what they would like to see their community to become. This input should then guide planners in creating the Short Term Work Program.

The City of Grayson has been highly effective in implementing the previous Short Term Work Program. This work program has been used as a guide for government action and in determining the allocation of City resources. Projects contained within the work program are either completed or ongoing. Projects that were not completed were due to circumstances beyond the control of the City or because of changing priorities since the Five-Year Program was created.

Following is a summary of the projects contained in the 2000-2005 Short Term Work Program and an assessment of their current status. Projects have been implemented in phases and there was not any distinction made upon the year in which they were implemented. The projects are grouped according to the elements of the Comprehensive Plan.

II. Economic Development

Project 1: Prepare a marketing brochure.

Work began on this project and was completed in the year 2001. The marketing brochure was produced as a "General Use Highway Map" and was distributed by a local area business.

Project 2: Correspondence with potential businesses.

Correspondence with potential businesses is an ongoing process, usually coordinated by the mayor. The mayor serves as the initial point of contact for those desiring to locate within the City's jurisdictional boundaries.

Project 3: Develop an "Uptown Grayson" revitalization committee.

Work began on this project in 2003. Coordination took place with the City Attorney regarding the establishment of a "Downtown Development Authority". This organization has yet to be established; however, there are plans to implement such authority.

Project 4: Enhance the entrances into the City.

Work was completed on this project in 2003. Signage entering the City was constructed of a durable material and placed strategically at "Gateways" into the City, along with appropriate landscaping.

Project 5: Seek methods of business attraction for professional/office uses.

The City continues to work with potential businesses that wish to locate within the City.

III. Natural and Historic Resources

Project 6: Continue intergovernmental cooperation within watersheds.

Adopted Gwinnett County Development Regulations and Amendments to the Gwinnett County Development Regulations.

Project 7: Locate groundwater, wetland, floodplain, soil types and endangered habitats on a parcel-by-parcel basis.

Work for this project has been ongoing and not yet completed due to budgetary constraints.

Project 8: Prepare a historic resources survey.

Work for this project has been ongoing and not yet completed due to budgetary constraints.

Project 9: Initiate a program (small signs, brochures, etc.) that explains the history surrounding identified resources, as well as the benefits of preserving them.

Work for this project has been ongoing and not yet completed due to budgetary constraints.

IV. Community Facilities

Project 10: City official correspondence with state and local transportation officials for the purpose of systematic roadway improvements and upgrades.

Work for this project is ongoing and usually performed by each council member on a case-by-case basis.

Project 11: Assess the City's sidewalk system and investigate funding alternatives for installation.

Work for this project has been coordinated through a combination of Gwinnett County SPLOST funds and current development guidelines that require the installation of sidewalks. This project will continue to be a priority for the City.

Project 12: Adopt water conservation strategies.

No action has been taken due to budgetary constraints.

Project 13: Coordinate with the Environmental Health Department to identify areas where septic tanks may fail in the near future.

No action has been taken. Gwinnett County may be coordinating a program for failing septic systems.

V. Housing

Project 14: Encourage the preservation of older homes.

Work for this project is on going as a portion of the zoning and development process.

VI. Land Use

Project 15: Create a GIS database for Land Use purposes.

Work for this project is on going and not completed. The City is currently revising the zoning ordinance and has annexed several parcels of property.

Project 16: Streetscape Uptown Grayson.

Work for this project has not been completed. The City unsuccessfully applied for a TE grant that encompassed the "Uptown Grayson" district. Future streetscape development may be implemented through coordination with development.

Project 17: Acquire parkland in the downtown district.

The City acquired additional parkland within the downtown district as of 2002.

VII. General Government

Project 18: Upgrade computer and software for the City Hall.

This project was completed in the year 2001.

Table 1.1
Summary of STWP Report of Accomplishments

Project No. from STWP	Accomplished	Ongoing	Project Postponed	No Longer a City Project	Project Status Explanation
1	X				Developed General Use Highway map; 2001
2		X			On going; coordinated by the Mayor
3			X		Establishment of a Downtown Development Authority
4	X				Signage placed at Gateways with appropriate landscaping
5		X			Coordination with potential businesses
6	X				Adopted Gwinnett County's development regulations
7		X			On going and not completed due to budgetary constraints
8		X			On going and not completed due to budgetary constraints
9		X			Not completed due to budgetary constraints
10		X			Performed by Council on a case-by-case basis
11		X			Coordinated as part of development regulations as a requirement
12			X		Not completed due to budgetary constraints

Table 1.1 cont'd
Summary of STWP Report of Accomplishments

Project No. from STWP	Accomplished	Ongoing	Project Postponed	No Longer a City Project	Project Status Explanation
13			X		Coordinate with Gwinnett County
14		X			A portion of the Zoning and Development process
15		X			Not complete due to time constraints
16		X			Future streetscape development may be implemented through coordination with development
17	X				The City acquired additional parkland within the downtown district as of 2002
18	X				This project was completed in the year 2001

**City of Grayson
Three-Year Short Term Work Program**

2005-2008

**City of Grayson, GA
January 2005**

**City of Grayson
Three-Year Short Term Work Program
FY 2005-2008**

The City of Grayson Three-Year Short Term Work Program for 2005 to 2008 was prepared as an update to the Comprehensive Plan. Another update to this document will be due 2008; therefore, this short-term work program has been reduced in duration from five to three years. Elected officials, the City Administrator and community leaders met and identified projects and programs that will continue to implement the current Comprehensive Plan. The highest priority projects have been identified in the Three-Year Short Term Work Program.

The Short Term Work Program includes community and economic programs/projects to meet the goals and objectives identified in the Comprehensive Plan over the next three years. For the plan and the work program to be effective, the work program must be linked to and coordinated with the City of Grayson's annual operating budget. Most of the items in the program require direct expenditures or indirect costs to the City through allocation of staff time and activities. Therefore, implementation of most of the goals, policies and recommendations is tied directly to the annual budgets.

City of Grayson
Three-Year Short Term Work Program
FY 2005-2008

Program	Target Completion Years	Responsible Agencies	Cost Estimate	Possible Funding Source
Economic Development				
Goal 1: To promote diversity in the economic base while maintaining orderly planned growth.				
Chamber of Commerce Membership	Annually	City	\$500	General Fund
Create Downtown Development Authority	2005	City/Attorney	\$2500	General Fund
Seek methods of business attraction for professional/office uses	Ongoing	City	N/a	N/a
Goal 2: To promote the "small town" character of the Grayson Parkway and encourage conversion of residential buildings for offices, small restaurants and like uses and construction of new buildings that have the same theme in a manner that is fair to property owners and developers.				
Revise Zoning Ordinance to implement various design guidelines and controls.				
	2005	Council	\$19,500	General Fund
Aesthetic Improvements within Central Business District	2008	City	\$250,000	SPLOST
Goal 3: Attract doctors, medical uses and other professionals (Attained through Goal 1)				
Natural and Historic Resources				
Goal 1: To protect the Big Haynes Creek and Alcovy River watersheds in a manner that is fair to property owners.				
Adopt all County and State regulations for watersheds	Ongoing	City	N/a	N/a
Goal 2: To maintain current maps of environmental features.				
Locate groundwater, wetland, floodplain, soil types and endangered habitats on a parcel by parcel basis	2006	City	\$1,500	General Fund

City of Grayson
Three-Year Short Term Work Program
FY 2005-2008

Program	Target Completion Years	Responsible Agencies	Cost Estimate	Possible Funding Source
Goal 3: To maintain historic resources and encourage their preservation.				
Prepare a historic resources survey	2007	City/Consultant	\$5000	General Fund
Initiate a program (small signs, brochures, etc.) that explains the history surrounding identified resources, as well as the benefits of preserving them	2007	City	\$2000	General Fund
Continue to acquire and preserve historic memorabilia in the Grayson Arts and History Center	Ongoing	City	To be determined	General Fund
Encourage DDA to preserve and redevelop the "Main Street" area of Grayson as well as other historic resources in the downtown area.	2005	City	To be determined.	General Fund
Community Facilities				
Goal 1: To encourage roadway improvements on state and county roads that are not detrimental to the City.				
City official correspondence with state and local transportation officials for the purpose of systematic roadway improvements and upgrades	Ongoing	City	N/a	N/a
All new developments are required to make improvements to the existing roadways on which the new development is being built.	Ongoing	City/Developers	To be determined.	City/Developers
City will provide infill sidewalks as funds become available	Ongoing	City	\$150,000+	SPLOST/General Fund

City of Grayson
Three-Year Short Term Work Program
FY 2005-2008

Program	Target Completion Years	Responsible Agencies	Cost Estimate	Possible Funding Source
Goal 2: To continue coordination with Gwinnett and Georgia DOT for analysis of roadway system with systematic improvements to support needs:				
Adopt water conservation strategies	Ongoing	City	N/a	N/a
Coordinate with the Environmental Health Department to identify areas where septic tanks may fail in the near future	Ongoing	City	N/a	N/a
Report damage to State and County DOT	Ongoing	City/County/State	To be determined	City/County/State
Report areas where traffic signal may be warranted due to backup of vehicular traffic	Ongoing	City/County/State	To be determined	City/County/State
Goal 3: To provide methods of continued development of sidewalk system throughout the City.				
Assess the City's sidewalk system and investigate funding alternatives for installation	Ongoing	City	N/a	N/a
All new development required to install sidewalks	Ongoing	Builder/Developer	To be determined	Builder/Developer
City will provide infill sidewalks as funds become available	Ongoing	City	\$150,000+	SPL/OST/General Fund

City of Grayson
Three-Year Short Term Work Program
FY 2005-2008

Program	Target Completion Years	Responsible Agencies	Cost Estimate	Possible Funding Source
Goal 4: To continue intergovernmental coordination of public utilities improvements and extensions.				
City will coordinate with applicable agencies	Ongoing	City	To be determined	General Fund
New Development projects must have utility extension plans approved and coordinate with all applicable agencies.	Ongoing	Builder/Developer	To be determined	Builder/Developer
Housing				
Goal 1: To maintain a slow rate of growth while maintaining a variety of single-family housing options.				
Encourage the preservation of older homes	Ongoing	City	N/a	N/a
Carefully consider all zoning requests for applicability to our zoning classifications considering infrastructure requirements and addressing Land Use needs while paying attention to environmental concerns.	Ongoing	City	N/a	N/a

City of Grayson
Three-Year Short Term Work Program
FY 2005-2008

Program	Target Completion Years	Responsible Agencies	Cost Estimate	Possible Funding Source
Land Use				
Goal 1: To promote planned development activity on SR 20.				
Create a GIS database for Land Use purposes	2007	City	\$5,000	General Fund
Goal 2: To promote an "Uptown Grayson" along the Grayson Parkway and Grayson Highway, between SR 84 and Rosebud Road.				
Streetscape Uptown Grayson	2008	City/County	\$250,000	SPL/OST
Goal 3: This goal was achieved with the adoption of the <i>Grayson Zoning Ordinance</i> in 1997.				
Goal 4: This goal was achieved in 1995 and the maps were updated in 2000.				